

LAND BOARD AGENDA ITEM
September 15th, 2008

**SET MINIMUM BID FOR LAND BANKING PARCELS #296 & 383
CARBON COUNTY**

Seller: State of Montana, Department of Natural Resources and Conservation

Nominator: Parcel 296 - Lessee, Harold Lohrenz.

Parcel 383 - State of Montana, Department of Natural Resources and Conservation

Location: Parcel 296 - The parcel is located 14 miles northeast of Red Lodge.

Parcel 383 - The parcel is located 13 miles south of Red Lodge, along the Montana - Wyoming border.

Property Characteristics: Parcel 296 - This section has some steep topography, and is currently leased as grazing land.

Parcel 383 - A narrow, mile long strip of grassland used for grazing.

Access: Parcel 296 - This parcel does not have legal public access; the only access is by obtaining permission from an adjoining private landowner.

Parcel 383 - There is no access road to the parcel, limited access through BLM land along the east section line and a portion of the south section line.

Agency Recommendation:

Based on appraised values, the Director recommends the minimum bid amounts as follows:

Sale #	# of Acres	Appraised Value Without Access	Appraised Value With Access	Recommended Minimum Bid	Trust
296	640	\$153,600	\$256,000	\$256,000	Common School
383	64.47	N/A	\$115,200	\$115,200	Common School

